

-
- d. No such conforming use shall be enlarged, or extended to occupy a greater area of land than was occupied on the date of coming into force of those regulation or amendments thereto.
- e. No such conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto.
- f. If any non-conforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such land is located.
- g. Non-conforming structure where a lawful structure exists on the date of coming into force of these regulations or amendments thereto, that could not be built under the terms of these regulations by reasons of restrictions on area, plot coverage, height, yards or other characteristics of structure of its location on the plot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions.
- No such structure may be enlarged or altered in a way in which it is non-conforming.
 - Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conforming with the provisions of these regulations.
 - Should such a structure be moved for any reason any distance whatsoever, it shall thereafter conform to the requirements for the zones in which it is located after it is moved.
- h. Non-conforming uses of structure if a lawful use of a structure, or of structure and premises in combination, exist on the date thereto, of coming into force of these Regulations or amendments that would not be allowed in the zone under the terms of these regulations, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions.
- No existing structure devoted to a use not permitted by these regulations to the zone in which it is located shall be enlarged, extended, constructed, reconstructed moved or structurally altered except in changing the use of the structure to the use permitted in the zone in which it is located;

- No such non-conforming use shall be enlarged or increased or extended to occupy a greater area of the building than occupied by use such at the time of the coming in the force of those regulations or amendments to.
- Any structure, or structure and land in combination, in which a non- conforming use in superseded by a permitted use, shall thereafter conforms to the requirements of these regulations for the zone in which such structure is located, and the non-conforming use may not thereafter be resumed ; when a conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for a six consecutive months or for a 18 months during any three year period, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.
- Where non-conforming use status applies to a structure and premises in combination, removal and destruction of the structure shall eliminate the non-conforming status of the land.
- Repairs and maintenance of any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months for ordinary repairs, or on repairs or replacement of on load bearing walls, fixtures , wiring or plumbing, to an extent for exceeding 10 percent or current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendments thereto shall not be increased. Nothing in these shall be deemed or prevent or strengthening or recurring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order as such official.
- Uses under exception provisions not non-conforming uses, any use for which a special exception is permitted as provided in the regulations shall not be deemed a non – conforming use, but shall without further action be deemed a conforming use, in the zones which it is permitted.
- “Accessory Use” the term accessory use shall not include:
 - Any use on the same plot, with the use to which it is accessory, unless authorized by the Authority.
 - Any use not customarily incident to a permitted use:

- Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odor, vibration, dust or fume.
- Storage of more than two automobiles except on an agricultural piece of land;
- A secondary dwelling on the same plot with a main dwelling, unless each building shall have at least open space and plot size as required under these regulations;
- Advertising sign excepting signs not more than 10 sq. ft. or 0.9 sq. Mtr., in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On the plot occupied by a dwelling there shall not be more than two signs with a total area of 2 sq. ft. or 0.18 meter per sign for each family house.
- Years and open spaces:
 - Each structure hereafter erected, re-erected or materially altered shall be provided with the front side or rear yard as specified with zoning regulation;
 - No open space of plot required for building of structure shall, during its life be occupied or counted as open space for another building of structure;
 - On plot occupied by building only not exceeding 30 per cent of the rear yard may be occupied by one storied building as accessory use.
 - Special type of building : Subject to the requirement of the setback from prescribed street lines and side and rear yards under the respective rules no building used for theatres, cinema hall, concert or assembly halls, stadium, building intended for religious worship, Hospital , Dispensary building, Market, Exhibition halls or Museum and other such buildings shall have an open space of not less than 25 ft. or (7.5.M) from the front boundary and 15 ft. (4.5 mtr) from the side and rear boundaries of the plot on which such the constructed.
- Visibility at Intersection in residential Zones:
 - On a corner plot in any residential zone, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height two and half feet and 10 feet (0.7 M and 3 M) above the centre lines of such plot and the joining points along the said lines 20 ft. or 6.0 meter minimum from the point of the intersection.
- Building abutting two or more streets: When a building abuts two or more street the setback from the street shall be such as if the building was fronting each such street .

- Means of access:
 - No building shall be constructed on any plot for any use where there is no means of access to such plot.
 - Notwithstanding anything prescribed in the Master Plan, the width or such access or lanes, road etc. to one individual plot or plots whether private or public shall be prescribed by the Authority.
- The Authority may prescribe a line on one or both sides of any public or private road or street and no person shall construct, re-construct or materially alter any portion or any portion of any building or any structure on land within such prescribed street line.
- If any building or structure or part of a building or structure abutting on a public or private road or street is within such line or the street, the authority may require such building or structure to be a setback beyond such prescribed line to a distance as prescribe in this regulation whenever it is proposed.
- To build such building or structure or to take down such building or structure:
- To remove, re-construct or to make any addition to or structural alteration in any portion or such building or structure which is within such regular prescribed line of the street.
- a. When any building or structure or any part thereof within such prescribed line of the street fall down or is burnt or is take down, the authority may at once take possession of portion of land within the prescribe line of the street previously occupied by the said building or structure and if necessary clear the same under the provision of the Assam Town and Country Planning Act, 1959 (as amended).
- b. Land subdivision and layout except as otherwise provided, no land will be developed or sub-divided and no layout of the land shall be prepared, altered and executed unless in conformity with this regulation therein specified for the zones in which the land is located.
- c. Fences, walls and hedges:
 - Notwithstanding and other provisions in this regulations, Fences, Walls and Hedges may be permitted in any required yard or long the edge of any yard provided that no fence, walls or hedge alongside or front edge of any front yard shall not be over 1.5m in height from the central line of the nearest developed road.

- Provided in Commercial zone the height of the fences, wall, hedges along the front boundary and up to 3 meters along the said boundary from the edge of the road or from the prescribed street line shall not exceed 3.0" or 0.9m.
- Provided in Industrial building or any other public building requiring special security protection, 2.7 Mtr. 9'-0" grille or wire fencing.
- a) Off-street parking space for motor vehicles, scooter, cycle etc.
- Off street parking shall be provided on any plot on which any structure is proposed as specified in the table-I and hereafter established and such parking space shall be provided with the adequate vehicular access to a street.
- Each off-street parking space provided shall not be less than (2.7m x 5.4m.), (2.5m X 1m) and (2m x 0.5m) for car, scooter and cycle respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as part of the parking space.
- Off street parking space provided shall be not less than requirement specified in the Table –I for each type of use.
- If a vehicle parking space required by these regulations is provided in parking areas by a group of property owners by their mutual benefit, the Board of Zoning Appeal may construe such use of this space as meeting the off-street parking requirements of these regulations.
- If off street vehicle parking space cannot be reasonably provided in the same plot on which the principal use is conducted, the Authority may permit such space to be provided on their off-street property, provided such space lies within 400 ft or 120 meters of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not, therefore be reduced or encroached upon in any manner.

Permission

- i. Written permission for development works and Sub-division of land. No person shall use any land, Sub-divide any land, or develop any land or set up any new structure on any land, or create, re-create, or materially alter or change the existing structure of any building or land within the limit of the Master Plan Area without the written permission of the Authority, as defined in the section 13 of the Assam Town and Country Planning Act, 1959 (as amended).

- ii. Manner of obtaining permission.
 - a. For the purpose of obtaining permission for the erection, re-erection, renovation and material alteration of any building or structure the applicant shall submit the following plans, in triplicate and documents together with an application as prescribed by the Authority.
 - b. A block plan of such building or structure and site, which shall be drawn to the scale of largest revenue survey maps at the time in existence for the locality and shall be shown the position and appurtenances of properties, if any, immediate adjoining streets and the means of access, Dag No, Patta No., Name of village.
 - c. A site plan of 1 inch to 16 ft. (1 cm to 2 mtr.) scale indicating the plot boundaries, and position of the existing structure if any, line plan of the proposed structure with its location, set back, side yard, projection dimensions.
 - d. For special type of building such as Cinema Hall, Apartment Buildings, Nursing Home Market, Commercial Building etc. parking layout plan and service plan and service plan in detail must be submitted.
 - e. The detail floor plans for each floor on 1 inch to 8 ft. or 1 cm to 1 mtr. scale with projection if any, showing the use of every room or portion of the building or structure and full and detail dimensions of the structure, height, plinth above and below the ground level and each floor and of roof over the staircase.
 - f. All the plans and sections shall be signed by the applicant.
 - g. Any other information, documents, required by the Authority.
- iii. In case of plans pertaining erection, re-erection, renovation and material alteration of any building or structure, the Authority may either grant or refuse the approval to the plans if it is not in conformity with the Master Plan or Zoning Regulations and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application of such other information as may be called for by the Authority.
- iv. For the purpose of obtaining permission for Sub-Division of any plot of land the applicant shall submit the following plans in triplicate together with necessary statement to the authority.
 - a. A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time of existence for the locality showing location of the land, boundaries of the proposed land, shown on the map and sufficient description to

define the same location, name and present width of the adjacent road and lanes and major physical characteristics of the land proposed to be subdivided, including topography, the location and width of any water course and location of any areas subject to inundation or flood and North line.

- b. A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed subdivision including location and width of all the proposed streets, dimensions, uses of all plot, location of all drain's sewers and other utilities, building line permissible, and north line.
- c. A key plan drawn on a suitable scale including north line.
- d. Any other items of information which may be required by the authority from time to time.
- e. All the plans shall be signed by the applicant (the seller) and the buyer.
- v. In case of plans pertaining to subdivision of land, the Authority may either grant or refuse the approval of plans or may approve them with such modifications as it may deem fit and thereupon, shall communicate its decision to the applicant giving the notice within two months from the date of submission of the plans to the Authority.

9.2 Classifications and Establishment of Zones

- i. The following land use zones have been prescribed for the Golakganj Master Plan Area.

- | | | |
|------|-----------------------------------|---|
| I. | Residential Zone | (a) Low density
(b) Medium density
(c) High density |
| II. | Commercial Zone | (a) Retail Commercial
(b) Wholesale Commercial |
| III. | Industrial Zone | (a) Light Industry
(b) Medium Industry
(c) Obnoxious Industry |
| IV) | Public and Semi – public Zone. | |
| V) | Recreational and open space Zone. | |

- VI) Green Belt Zone.
- VII) Agriculture Zone.
- VII) Circulation.
- VIII) Government Land}

NOTE: - No regulation is required to be specified in these Zones, only in land use and zoning maps these zones be specified.

- i. The zone designated under 6.1 above may be further divided into sub-zones by the Authority where it deems it expedient, the designations of such sub-zones being dependent on the special use to which each such sub-zones is being utilized.
- ii. Boundaries of zones: The boundaries of each zone shall be as established in the Master Plan and a copy of the plan shall be kept on record at the official premises of the Authority. Unless otherwise shown on the Master Plan, the boundary line of the zone shall be plot lines, the centre line of the streets or such line extended the Railway right of way lines or corporate limit lines as it exists at the time of enactments of the regulations.
- iii. All the disputes and differences with respected to the exact boundaries lines of the zones shall be referred to the Director of Town and Country planning, whose decision shall be final and binding.

9.3 Regulation for Different Zones

- i. Regulations for different zones regarding size of plots, minimum set back of the building or structure from the prescribed street line, minimum yard width, maximum coverages shall be according to the Table II.
- ii. Regulations for different zones regarding use prohibited shall be s followings. All other use not specifically mentioned herein shall be permissible in respective zones.
- iii. Regulations For Residential Zone:
Use prohibited:
 - a) Cinema Theatre
 - b) All industries not covered by Annexure I
 - c) Hospitals, Nursing Homes and Sanatorium treating contagious disease or Rental patients
 - d) Petrol filling station having a plot area less than 1340 sq. mtr. (1 bigha)
 - e) Show room for motor vehicles and machinery

- f) Coal, wood and timber depots
 - g) Motor repairing garage
 - h) Manufacturing unit using more than 5 HP and employing more than 5 persons
 - i) Godowns and Warehouses
 - j) Bus / Truck parking area
 - k) Wholesale shops
 - l) Mechanical workshop/ welding shop
 - m) Industries creating noise, smoke, odor, vibration and pollution
 - n) Saw mills
 - o) Dairy farming and milk processing
 - p) Printing press (however, modern offset printing press etc. using less than 5 HP may be allowed)
 - q) Storage of Petroleum and other inflammable materials
 - r) Bakeries and confectioneries using power other than electricity
 - s) Stone crusher and quarrying
 - t) Storage and drying of fertilizers and pesticides
 - u) Burial ground and cemetery
 - v) Junk yards
- i. Regulations For General Commercial Zone:
- Use prohibited:
- a) Hospitals, Nursing Homes and Sanatoria treating contagious disease or mental patient
 - b) Coal, wood and timber depots
 - c) Manufacturing unit using more than 5 HP and employing more than 5 persons
 - d) Wholesale godowns and warehouses
 - e) Bus and truck parking area
 - f) Wholesale shops
 - g) Mechanical workshop / welding shop with motive power more than 15 HP
 - h) Industries creating noise, smoke, odour, vibration and pollution
 - i) Saw mills
 - j) Dairy farming and milk processing
 - k) Printing press (however, modern offset printing press etc. using less than 5 HP may be allowed)
 - l) Storage of petroleum and other inflammable materials

m) Bakeries and confectioneries using power other than electricity

n) Stone crusher and quarrying

o) Storage and drying of fertilizers and pesticides

p) Burial ground and cemetery

q) Junk yards

ii. Regulations for wholesale commercial zone:

Uses prohibited:

a) Hospitals and sanatoria treating contagious disease or mental patients

b) Manufacturing unit using more than 15 HP and employing more than 15 persons

c) Bus parking area

d) Mechanical workshop / welding shop with motive more than 15 HP

e) Industries creating noise, smoke, odour, vibration and pollution

f) Saw mills

g) Dairy farming and milk processing

h) Stone crusher and quarrying

i) Burial ground and cemetery

j) Junk yard

iii. Regulations For Light Industrial Zone

Use prohibited

a) Hospitals and Sanatoria treating contagious disease or mental patients.

b) Mechanical workshop/ welding shop with motive power more than 75HP.

c) Industries creating pollution.

d) Burial ground and cemetery.

iv. Regulations for medium industrial zone:

Use prohibited.

a) Sanatoria treating contagious diseases or mental patient.

b) Industries creating noise, smoke, odour, vibration and pollution.

c) Burial ground and cemetery.

Note: - Industry Department norms may be followed.

v. Regulations For Public and Semi-Public Zone:

Use prohibited:

a) Cinema Theatre

b) All industries not covered by Annexure-I.

c) Sanatoria treating contagious disease

- d) Petrol filling station having a plot area less than 1340Sq. Mtr. (1 Bigha)
 - e) Show room for motor vehicles and machinery
 - f) Coal, Wood and timber depots
 - g) Manufacturing unit using more than 5 HP and employing more than 5 persons
 - h) Godowns and warehouses
 - i) Wholesale shops
 - j) Storage of building materials
 - k) Mechanical workshop/ welding shop with motive power more than 5 HP
 - l) Industries creating noise, smoke, odour, vibration and pollution
 - m) Saw mills
 - n) Dairy farming and milk processing
 - o) Printing press (However, modern offset printing press etc. using less than 5 HP maybe allowed)
 - p) Storage of petroleum and other inflammable materials
 - q) Bakeries and confectioneries using power other than electricity
 - r) Stone crusher and quarrying
 - s) Storage and drying of fertilizers and pesticides
 - t) Junk yards
- vi. Regulations for recreational and open space zone:

Use prohibited:

- a) All Industries not covered by Annexure-I
- b) Hospital, Nursing homes and sanatoria treating contagious disease or mental patients
- c) Show room for motor vehicle and machineries
- d) Coal, wood and timber depots
- e) Motor repairing garage
- f) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- g) Godowns and warehouses
- h) Wholesale shops
- i) Storage of building materials
- j) Industries creating noise, smoke, odour, vibration and pollution
- k) Saw mills
- l) Stone crusher and quarrying

m) Storage and drying of fertilizers and pesticides

vii. Regulations For Green Belt Zone

Use prohibited:

- a) All the industries other than cottage industries, Horticulture / Agriculture Industries, Dairy farming and milk processing industries.
- b) Manufacturing unit using more than 5 HP and employing more than 5 persons.
- c) Godowns and warehouses.
- d) Wholesale shops.
- e) Mechanical workshop/ welding shop with motive power more than 5 HP.
- f) Industries creating noise, smoke, odour, vibration and pollution.
- g) Urban Housing and residences. However, rural residence in existing villages with its normal extension is allowed with connection given in 6.2.8 (h).
- h) When any development is allowed in this zone this should be limited to 35% coverage and 100 FAR with maximum height of 4 mtr with minimum plot size of 2.5 katha (567 Sq.m.)

viii. Regulations for agriculture zone:

Use prohibited:

- a) Cinema Theatre.
- b) All industries not covered by Annexure-I
- c) Show room for motor vehicle and machineries
- d) Motor repairing garage
- e) Manufacturing unit using more than 5 HP and employing more than 5 persons
- f) Godowns and warehouses
- g) Wholesale shops
- h) Mechanical workshop/ welding shop
- i) Industries creating noise, smoke, odour, vibration and pollution.
- j) Printing press
- k) Storage of Petroleum and other inflammable materials
- l) Tank yard

9.4 Exception

i. Exception to height yard and set back limits:

- a) The height limitations of these regulations should not apply to churches, schools, hospitals and other public and semi-public buildings provided that the

minimum depth of front and rear yards and minimum width of the side rear required in the zone are increased by one ft. or 304.8 mm per foot or meter by which the height of such public and semi –public structure exceeds the height limits in the feet or meter prescribed for the structure other structure in the zone.

- b) Chimneys, elevator, poles, spires, overhead water tanks and other such projections not used for human occupations are allowed to a height not more than 1.5 meter from the minimum permissible height of a building in a particular zone.
- c) Steps, gallery or balcony, weather frame, sun breaker cornice, caves, window sills or other ornamental projection may project into any yard provided such projections are not more than 0.60 meter from plinth of a building.
- d) In any zone, on plots less than 60 ft. or 18 meter deep, the rear yard may be reduced by 1% for each foot or 304.8 mm if the plot depth is less than 60 ft or 18 meters.
- e) Notwithstanding anything contained in this regulation, the front set back in any zone can be prescribed by the Authority in pursuance of any street schemes.
- f) Height of compound walls of any zone modified in these regulations shall not exceed 5.6ft. or 1.65 meter from the ground level.

ii. Group Projects:

- a) In case group housing projects containing of a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribe special requirements in harmony with the character of zone.
- b) Plinth Height end finished Ground level:
- c) The maximum and minimum height of plinth of any structure shall be 2".6" or 0.75mtr. and 1',6" or 0.45 mtr. Respectively. From the nearest developed road.
- d) The maximum height of finished ground level must not exceed 9" or 0.23 mtr. from the nearest development road.

iii. Boundary wall / compound wall:

- a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 cm above the centre line of the front street. Compound wall up to 2.4m height may be permitted if the top 0.9m. is of open type construction of a design to be approved by the Authority.
- b) In the case of corner plot the height of the boundary wall shall be restricted to 0.75 mm for a length of 10 m on the front and side of the intersections and

balance height of 0.75 m if required in accordance with (a) may be made up of open type construction (though railing) and of design to be approved by the Authority.

- c) The provisions of (a) are not applicable to boundary walls of jails, in industrial buildings, electric sub-stations transformer stations, institutional building like workshop, factories, and educational buildings like schools, colleges, including the hostels and other uses of public utility undertakings and height up to 2.4 m may be permitted by the Authority.
- d) Compound gate should open entirely inside the property and shall not open any access / path ways/ roads/ street.

9.5 Sub Committee on Zoning Appeals

- i. Sub-committee shall be constituted from out of the members or the Authority by the Chairman, and if no Authority is constituted, in such cases by the Director of Town & Country Planning, which shall be called the "Sub Committee on Zoning Appeals".
- ii. The Sub Committee shall consist of at least five members. The Chairman of the Authority, Director of Town and Country Planning or his nominee, the Town Planning Officer and two other members of whom one representing the local Authority and other member representing commerce and industry (private sector) shall be the members subject to the approval of the Government, when the Authority is superseded, the Administrator, or when no Authority is constituted the Deputy Commissioner / Sub-Divisional Officer or his nominee, and the Director of Town and Country Planning or his nominee. The Town Planning Officer of the Authority and two other members one of whom representing the local Authority and the other presenting commerce and industry (private sector) to be nominated by the State Government shall be the members.
- iii. The Chairman, Administrator, Deputy Commissioner / Sub-Divisional Officer or his nominee or in his absence, Director of the Town and Country Planning or his nominee shall preside over such meeting and the quorum shall consist of all least members.
- iv. The Chairman or the Administrator or when no authority is constituted the Director of the Town and Country planning or his nominee shall convene such meetings of the sub-committee of zoning will normally meet once in a month to consider any cases of zoning Appeals.

- v. The Sub-Committee shall have power to grant variance with respect to front, rear or side yard or building and area requirements if at the time of adoption of this regulation a plot of land is smaller than minimum size specified for the land in which it is located and compliance with front, rear, side yard and height and area regulation is not feasible because of topography or other special consideration, the case may be brought before the sub-committee on Zoning Appeals. This sub-Committee can grant variance and permission given with such modifications as are necessary but should conform as closely as possible to the requirement specified for the zone in which the plot is located. In all cases the particulars reasons for the variance should be recorded by the Sub-Committee.
- vi. The Sub-Committee on zoning appeals shall not have the power, however to grant use variance, where a change of use other than that specified in the zone in which the plot located is permitted.

9.6 Penalties

- Appellate Authority: Any person, firm body or corporation aggrieved on the order of the authority may appeal to the appellate in the Assam Town and Country Planning Act, 1959 and as amended.
- Penalties to be revised for violation of provision of Master Plan/ Zoning Plan Regulations and Bye Laws.

Compoundable Item:	
Coverage	Maximum of 15%
FAR	Maximum of 10%
Set back	Up to 2'.6"
Open Space	Maximum of 10% reduction
Total Height of building	1.5%

- All provision of Zoning Regulations except items given below shall not be compounded / regularized and shall have to be rectified by alterations/ demolition at the risk and cost of owner.

Non- Compoundable Item:

1. Use of Building.
2. Addition of extra floor.
3. Parking norms.
4. Projection / Encroachment of public land.

- i. Rate of building constructed prior to approval of this regulation.
 - a) Rs. 25.00 per Sq. mtrs. area constructed unauthorisedly for residential building up to 110Sq. mtrs. Also, for all public and semi-public and utility building, religious institution and educational building.
 - b) Rs. 100.00 per Sq. Mtr. of area constructed unauthorisedly for residential building above 100 Sq. mtrs Group and apartment building etc.
 - c) Rs. 500.00 per Sq. mtr of area constructed unauthorisedly for commercial business (office, Hotel, Shop etc) Industrial, Cinema, petrol pump etc. The building not specially covered under above categories shall be compounded as decided by the Authority considering the merit of each case individually.
- ii. For building constructed after the approval date of this regulation the rates will be double the rates given in 9.2.2.
- iii. Additional penalties will be levied for infringe of setbacks as per the rates in addition to the penalties proposed in CL (ii) & (iii).

1	Upto 0.15 mtrs.	no penalty
2	Above 0.15 mtrs.	to 0.30 Mtr. Rs. 10.00 per Sq. mtr.
3	Above 0.30 mtr.	to 0.75 mtr. Rs. 20.00 per Sq. mtr.

Note- Considering the local condition of the towns the fines proposal in the zoning regulations may be adjusted and modify by the sub-committee on zoning appeals with approval of the authority concerned who will be implementing the Zoning Regulations.

- i. The minimum floor area ratio (FAR) for residential, commercial, institutional and other industrial building accordingly to plot size and abutting road width from 12m and above and special norms for plotted development for minimum size of residential plots will be governed by the local condition of the town. And accordingly, the Zoning Regulation for the particular town should incorporate their provision, over and above the requirement given in these regulations it is deemed required by local Authority.

TABLE –I

MINIMUM OF STREET PARKING SPACE

		Car (Sq. Mtr/ Sq. Ft.)	Scooter (Sq. Mtr/ Sq. Ft.)	Bicycle (Sq. Mtr/ Sq. Ft.)
1	Residential Building	93Sq. mtr. (1000 Sq.ft.) of floor Area.		

2	Group Housing	Each dwelling unit or Part thereof.		
3	Theatres & Auditoriums & Marriage Hall	40 Seats of accommodation	25 Seats of accommodation	25 Seats of accommodation
4	Retail Business	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46 Sq. mtr. (1000 Sq.ft.) of floor Area.	9 Sq. mtr. (1000 Sq.ft.) of floor Area.
5	Office Building	93Sq. mtr. (1000 Sq.ft.) of floor Area.	456 Sq. mtr. (1000 Sq.ft.) of floor Area.	9 Sq. mtr. (1000 Sq.ft.) of floor Area.
6	Hospital	30 beds of accommodation	20 beds of accommodation	10 beds of accommodation
7	Hotel	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46Sq. mtr. (1000 Sq.ft.) of floor Area.	9 Sq. mtr. (1000 Sq.ft.) of floor Area.
8	Restaurants	30 seats of accommodation	10 seats of accommodation	
9	Industrial Building	Considering the type of Industry, the parking space requirement will be determined by the authority)		
10	Wholesale & Warehouse	93Sq. mtr. (1000 Sq.ft.) of floor Area.	46Sq. mtr. (500 sq. ft) of floor Area.	93Sq. mtr. (100 Sq.ft.) of floor Area.
11	Nursing Homes	46 Sq. mtr. (500 sq. ft) of floor Area	46 Sq. mtr. (500 sq. ft) of floor Area	46 Sq. mtr. (500 sq. ft) of floor Area
12	Any other special type of building of building to be determined by the authority			

Note: One Car Parking space. Shall normally mean 3.0mc6.0m (10'-0"x20'0")

The parking space to be provided in the building shall be as per the details given in the Table-I. In providing the parking car has to be taken that 50% of the open space is left for landscaping and not counted for in the parking calculations. At least 25% of the open space reserved as organized open space which should be clearly shown in the service plan.

For calculation of car space, the following shall be considered.

S. No.	Area of each car space:	
1	Basement parking	30 Sq. mtr.
2	Stilt	25 Sq. mtr
3	Open parking	20 Sq. mtr

TABLE-II
REGULATIONS FOR DIFFERENT ZONES

	Requirement	Residential Zone	Wholesale Commercial Zone	Commercial Zone
1	Minimum set back of the building or structure from the edge of the road/ pres- cribbed Street line for plots with minimum size			
	Low density	3.70/12'-0"	6.00/20'-0"	3.00/10'0"
	Medium density	3.00/10'0"	Cantilever	
	High density	3.00/10'0"	Projection of the Ground floor & Upper floors may be allowed leaving 4.5m(15'-0") clear over front Open yard.	
	No posts walls or any other Projection of the building or structure shall be allowed Within the setback line, for			
	for shops, any projection or canopy from it may however be allowed up to 1.50m. (5'-0') from the edge of the road/ Prescribed Street line. But no post, pillar or any supporting Column of any type projection. But for all upper floors the minimum at back prescribed must be maintained.			Density residential zone
	Low density	Below 75 P.P.H		
	Medium density	75/150 P.P.H.		
	High density	- above 150 P.P.H.		
2	minimum yard low density	Rear 3.0Mtr. (10'-0")	Rear 3.0 Mtr.	Rear 3.0mtr. (10'-0")

	Side 1.8 m (6'-0") Med. Density: Rear 3.0mtr. (10'-0")	Side: 2.4 mtr (8'-0")	side: 1 mtr.	
		If minimum Side yard floor is used for residential or 1.47 mtr.		if any part of the upper side 1.5mtr. (5'-0")
	High Density: Rear 3.0 Mtr			
	In low density zone minimum yard. On one side may be 1.5 mtr. (5'-0") Side shall be 2.1 mtr. (7'-0")	3.6 mtr (12'-0")		
3	FAR & coverage	FAR coverage Max.	FAR coverage Max.	FAR coverage Max.
	Med. Density:	125 55%	240 60%	320 80%
	FAR	200 60%		
	High Density	240 60%		
	Green belt	100 35%		

Note: Maximum height of building:

Building shall not exceed three story or a height of 10.70 mtr. (35'0") without the following additional provisions for open spaces all-round the building.

- (a) The side and rear set back should be increased by 0.30mtr. (1'-0") for every 1.50 mtr. (5'-0") of additional height of the building in addition to the setback already prescribed in these rules.
- (b) Building shall not exceed 1.5times the width of the road plus front open space.

Special requirements of high building.

- (a) When a building is created or raised to a height greater than four story (Maximum height of 16.0mtr. or 52'-0") at least one left should be made available.
- (b) When a building is created or raised to a height greater than four story (Maximum height of 16.0mtr. or 52'-0") the following requirement shall be complied with.

- (1) The requirement for the fire prevention and firefighting shall be carried out. A no objection certificate from fire services to be furnished with the application.
- (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
- (3) A service plan indicating the following shall have to be furnished with the application.
 - (i) Solid waste/ waste water disposal system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of septic tank, soak pit etc.

Requirement for special types of building:

- a) The following shall apply for special types of building viz : Cinema House, Nursing Homes etc.
 - (1) The requirement for fire prevention and fire fighting with the application
 - (2) Water storage tanks and pumps of approved size shall be provided and maintained in working condition.
 - (3) A service plan indicating the following shall have to be furnished with the application.
 - (i) Solid waste/ waste water disposal system and internal drainage.
 - (ii) Source of water.
 - (iii) Location of septic tank, soak pit etc.
- b) For petrol filling stations:
 - (1) The minimum area of plot shall be 2k, 10L
 - (2) The minimum distance between underground tank and outlet point must not be less than 10mtrs. And yard requirement shall be as per requirement for light industrial Zone.

1.0. Electric High-Tension Line:

For areas over which electric high-tension line passes the norms specified by ASEB from time to time to be followed.

2.0. Special regulations for construction in hilly areas.

- (i) The authority may ask for detailed topographic survey map of the site, showing the proposed ground levels of the plot and the remedial conservation measures to check the undesired erosion that may affect the adjoining areas. The authority may also give special direction for framing the proposal in such a way which involves least disturbance to the natural terrain and keeping for bare land which is not allowed.
- (ii) If terrace cutting is done for building constructed on hill the depth and slope of the cut should be restricted according to the soil characteristic of the area.
- (iii) Adequate drainage provision should be kept to the satisfaction of authority so that rain water and waste water can drain out from the plot without causing soil erosion.

Setback line, yard width, coverage and other particulars will be according to the standards as below: -

Minimum Plot Size for Residential Use

Density	Plot	Size	Far	Coverage
(a) High	15 Lessa i.e.,	200 Sq.mt.	240	60%
(b) Medium	01 Katha i.e.,	268 Sq. mt.	200	60%
(c) Low	01K-05L. i.e.,	335 sq. mt	125	55%

Minimum width of plot:

1	Upto 15 Lessa i.e., 200 sq.mt.	75 mtrs.
2	15 lessa to 1L-10L i.e., 400 sq.mt	10 mtrs.
3	1K-11L to 2K-10L i.e., 670 sq.mt.	11.5 mtrs.
4	More than 2K -10 i.e., 670 sq.mt.	12 mtrs.

Set Back Regulations.

(a) Minimum set back of the building or the structure from the prescribed street line.

Front Set Back:

Every building fronting a street shall have a front space from the prescribed street line forming and integral part of the size as below: -

Width of street fronting the Plot.	Minimum front open space for building	
	Below height of	above the height of
Upto 6.6 meter	3.0 mtrs.	3.0 mtrs.
Upto 15 meter	3.0 mtrs.	4.5 mtrs.
Upto 15 meter	3.0 mtrs.	6.0 mtrs.

The proposed width of the street will be taken as street width for consideration of these setbacks.

In case of building abutting two or more streets the wider street shall be considered for determining front set back.

Side Set Back:

For high density zones side set back shall be 1.5 meters.

For medium density zones side set back shall be 1.5 meters.

Rear setback for all density zone shall be 3.0 mtrs.

Regulations for apartment building:

Minimum plot size zone and	803 sq. mt. -3 Katha in high & medium density 1883sq mt. - 1 bigha for low density zone.
Maximum coverage	35%
Minimum front setback	4.5 meters.
Minimum rear setback	4.5 meters
Minimum side setback	2.4 meters.

A plot abutting a street with a width of above 15 meters, the front set back shall be calculation according to the width of the abutting street as given in the clause No.3.

Regulations for commercial use in commercial zone:

Minimum plot size	167.4 sq. mtr
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Set back up to the height of 11.5 mtrs.

Minimum width of plot	5.0 mtr. with 1.5 mtr.
Minimum front set back	A minimum of 1.0 mtr has to be maintained in each side Which can be relaxed to only one side if the adjoining plot owner agrees to have a common wall with his buildings.

Minimum Rear set back

Upto plot depth of 18mtrs 1.5 mtrs.

Above plot depth of 18 mtrs. 3.0 mtrs, with maximum 1.5 mtrs.

Projection on the upper floors.

If any part of the ground floor or any other upper floor is used for residential purpose or for human habitation the side set back of the building shall be as per the high-density residential zone. A Plot abutting a street with a width of above 15 mtrs. the from setback shall be calculated according to the width of the abutting street as given in the clause No. 03. For commercial zone the maximum FAR shall be 320 and maximum coverage shall be 80%. But for a building mixed use in this zone the maximum FAR should be limited to 275 in this zone.

Additional setback for a building with a Height of above 11.5 meters.

Height	Rear set back	Side set back
11.5 meters upto		1.5 meters
Upto 15 meters		243 meters
Above 15 meters		Side and rear setback should be increased by 0.3 meters for every 1.5 meters of additional height of the building in addition to the setback already prescribed for a building of

		15 meters height up to a maximum of 1.5 meters of additional set back on both rear and sides
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Regulations for wholesale commercial zone and for whole sale use.

Minimum plot size	670 sq. mtrs.
Minimum plot width	15 meters.
Minimum coverage	55%
Minimum front set back	6 mtrs.
Maximum side set back	1.8 mtrs. on one side and the set back on the other side will be 3.6 mtrs
Rear set back	3.0 mtrs
F.A.R.	175 for building of public and semipublic use.

Regulations for public and semi-public zone and public and semi-public use:

Minimum plot size	400 sq. mtrs.
Minimum coverage	45%
Minimum front set back	
Front set back	6.0 mtrs
Side & Rear	3.0 mtrs.
F.A.R.	175 for building of public and semipublic use.

Regulations For Industrial Zone:

Requirements	Light Industry		Medium Industry	
	Area in sq. mtrs	Width in mtrs	Area in sq. mtrs	Width in mtrs
Minimum Size of Plot	744	15.2	1800	27.5
Minimum set All Back of the structure Building or the structure From the prescribed Street line	All	6	All structure	9
Minimum yard Width	Rear	6	Rear	6
	side	3	side	6

	If any structure of building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed residential zone.		if any structure of building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed for medium density residential zone.	
Maximum Height			15	15 mtrs
Maximum Coverage			50%	50%

Requirements for Special Types of Buildings:

(To be applicable for all zones where the particulars use is permissible)

a) Nursing Home/ Hospitals:

(In all zones where, it is permitted / permissible on appeal)

Minimum plot size	1000 sq. mtrs. i.e., 0.75 Bigha
Minimum coverage	45%
Minimum front set back	
Front set back	7.5 mtrs
Side & Rear	4.5 mtrs.
F.A.R.	200

b) Place of Worship:

(Applicable for new proposals)

Minimum plot size	804sq. mtrs.
Minimum coverage	50%
Minimum front set back	
Front set back	7.5 mtrs
Side & Rear	5.0 mtrs.
F.A.R.	3.0

c) Cinema Hall and Auditorium:

Minimum plot size	1860 sq. mtrs. i.e. 1B-3K-9L
Minimum coverage	40%
Minimum front set back	

Front set back	9.0 mtrs
Side & Rear	4.5 mtrs
F.A.R.	125

d) Filling Station:

Minimum plot size	31 mtrs. x 17 mtrs.
Petrol filling station with servicing bed Minimum plot size	31 mtrs. x 31 mtrs

e) School building:

S.No.	Minimum Plot Size	Maximum Coverage	Minimum front	Minimum side	Minimum rear
1	Pre-535 sq.mt Nursery 02 Katha	50%	6.0 Mtr	3.0 Mtr	3.0 Mt
2	Primary 804 Sq.mt. 03 Katha	50%	7.5 Mtr	3.0 Mtr	3.0 Mt
3	High School 2677 Sq.mt	50%	7.5 Mtr	3.0 Mtr	3.0 Mt
4	College 4015sq. mt 03 Bigha	150%	7.5 Mtr	3.0 Mtr	3.0 Mt
	Organized Parking	20% of the total Plot area.			
	Organized recreation of open space	20% of the total Plot area.			

*For Govt institutions regulations adopted by Educational Department will be followed.

Mezzanine to the extent of 33% of plinth area shall not be counted for

F.A.R. Calculation.

The height of the mezzanine shall not be less than 2.2 mtr and not more than 2.7 mtr

Basement shall not be counted for F.A.R. calculation for following uses: -

- Storage of house goods of non inflammable materials.
- Dark rooms, strong rooms and bank cellars etc.
- Air conditioning and other machines used for services and utilities of the building.
- Parking places and garage.
- Stock rooms and libraries.

If the basement is used for office or commercial purpose it shall be counted in F.A. R.

1. Partial unenclosed balcony projections for a length 1/ 4th of the building length / Breadth in upper floors up to a minimum setback line of 1.5 mtr from plot boundary will be allowed subject to a maximum width of 1.5 mtr.
2. The projection of cantilever or cupboard or shelve up to 0.75 mtr. in depth shall be permitted and exempted from covered area calculation. They will be allowed only from first floor and shall not exceed 20 mtr. per habitable room and cupboard under window.
3. A canopy not exceeding 4.5 mtr in length and 2.5 mtr. in width in the front of unenclosed cantilever over the main entrance with a clear height of 2.2 mtr below the canopy shall be allowed.
4. Light and Ventilation: -
When any habitable room excepting bath W.c. store room, kitchen and dining are not abutting on either the front side rear open space it shall abut in an interior open space where minimum width will be 3mtr.

For ventilating the spaces for W.C. bath store, kitchen and dining if not opening or any open space shall open on the ventilation shaft the size of which is given below:

Height Building	Minimum area of shaft	Minimum width of shaft
W.C. & Bath & Store	(a) Upto 18m. 4 sq.m	2m
	(b) Above 18m. 6. 25 sq.m	2.5m
Kitchen & Dining	(a) Upto 18m. 6.25 sq.m	2.5 m
	(b) Above 18m. 9 sq.m	3m.

The parking space to be provided in the building shall be as per the details given in the appendix –I in providing the parking, care has to take that 50% of the open space is left for landscaping and not counted for in the parking calculations. At least 25% of the open space reserved as organized open space which should be clearly shown in the service plan.

Basement parking	30 Sq. mtr.
Stilt	25 Sq. mtr.
Open parking	20 Sq. mtr.

Additional requirements for multi-storeyed and special type of building:

(A) Service plan showing the following details private water sewerage disposal system and details of building services where required by the authority shall be made available on a scale not less than 1:100 and it should also include the following.

- a) For outlet from the soak pit to municipal drain if provided an intermediate treatment chamber should be installed, details of which is to be shown in service plan subject to approval of authority.
- b) Garbage Vet.
- c) Organised open space as specified by clause 2.25

Details of building services include: -

- i. Air conditioning system, if any.
- ii. Details of exists including provisions of ramps, etc. for hospital and special risk building
- iii. Location of generator, transformer and switch gear.
- iv. Smoke exhaustor system and fire alarm, if any.
- v. Location of centralized control of fall fire alarm system if any.
- vi. Location and dimension of static water storage and pump house.
- vii. Location of fire protection installation sprinklers waterisers, etc. if any.

N.B: These should generally be as per specifications of national building code.

- viii. Size (Width) of main and alternate staircase along with balcony approach, corridor and ventilated lobby approach.
- ix. In case of nursing homes and hospital details of incinerator for treatment of hospital waste is to be submitted and clearance from appropriate authority under Assam Health Establishment Act, 1993 and 1995 will be required before its clearance by development Authority.
- x. The height of the ground level and the plinth level from the nearest development road level.

(B) NOC from the State Fire Service shall require for building above the height of 15.8 m

(C) Specifications: - General specifications of the proposed construction giving type and grade of materials of public use along with soil testing report and structural

details should be as giving in appendix duly signed by architect / engineer / supervisor / group may be should accompany the application for building above three story.

(D) Supervision: - Applications shall be further accompanied by a certificate of supervision by the licensed architect engineer groups as the case may be.

E.12: For the hazardous and industrial building Authority may ask for NOC from the state population control Board.

E.13: All other regulations not specifically mentioned here will be applicable as per the provision of Bye laws.

E.14: Authority may ask for any other information considering special nature of building and location of the plot.

E.15: Panel action for violation of master Plan and its zoning Regulations and Bye Laws.

The Authority under provision of T & C.P. Act, 1959 shall panel action for violations of Master Plan/ Zoning Regulation or Bye Laws which may include stoppage of construction activity, demolition/ Alternation and in paying fine and by having penalties as given in the Act.

E.16: The structural design, construction standard etc. of all multi-storeyed building are required to be supervised during construction at three stages at (1) foundation (2) plinth/ Ground floor (3) upper floor in the manner described below.

(i) The individual / promoter so required to get their construction mentioned three stages of construction through licensed technical firms of Authority before proceeding with next stage of construction failing which the authority may revoke the permission.

E.17: Any dispute arises about the interpretation of any definitions or provisions of these rules, the decision of the authority shall be fine. However, aggrieved persons may appeal to the appellate authority against such decisions and the

decisions of the appellate Authority shall be final and binding to all concerned checked at.

ANNEXURE-1
AN INDICATIVE LIST OF INDUSTRIES WHICH COULD BE PERMITTED IN
RESIDENTIAL AREA AS STATED
IN ARTICLE 7.2.1

Cosmetic Products	Decorative articles	Glass	Making of lac Bangles
Agarbatti	Chalk sticks.		Batik Printing.
Writing Ink	Tailor shop		Ivory carving
Sealing box	Cycle repairing shop.		Embroidery
Watch, pen and spectacles repairing	Basket making		Watch straps (Nylon)
Acrylic sheet button.	Wire brushes.		Canvas bags & Products.
Plastic covers (Dairy and Files etc.)	Umbrella assembly		Hosiery items
Knitted plastic bags.	Wooden toys		Surgical bandages.
Shoe repairing and manufacturing	Paper pins, gem clips		Shoe laces etc.
Rubber stamps.	Wire stands for kitchen.		Thread rolls.
Rubber molded goods	Wire staples		Tailor labels
Food products.	Wire for curtains		Mirror & Frame making
Creamery & Dairy products	Wire loops		Manufacture, repairing & tuning of Musical instruments.
Atta chakki & Masala grinding	Decorative key rings		Link Chain
Repacking of Medicines	Like clips.		Heating elements (For domestic appl)
Paper products	File clips		Decoration lighting series
Card Board boxes	Shop & Tent eyelets		Transistor Radio Covers
Book binding	Brass Jewelry		Decorative Leather goods.
Assembly of Furniture units	File cover Accessories		Industrial leather hand gloves.
Readymade garments.	Garments Hooks and Eyes		Manufacture of bidis.
Processing of suparis	Cotton cloth weaving in Hand Looms		Repairing of electric Instruments
Laundry, Dry Cleaning &	Metal Polishing		God, Silver, Thread, Zari Work, Jewellery, Ornaments.

Villages under Golakganj Master Plan Area

Sl. No.	Villages
1	Dakhin Tokererchora Pt. II
2	Dakhin Tokererchara Pt. III
3	Dakhin Tokererchara Pt. I
4	Dakhin Raipur Pt. I
5	Dakhin Raipur Pt. II
6	Dakhin Raipur Pt. III
7	Uttar Raipur Pt. I
8	Pub Gaikhowa Pt. I
9	Pub Gaikhowa Pt. II
10	Paschim Konuri Pt. I
11	Paschim Konuri Pt. II

Chapter 10. Proposed Vision and Proposed Projects

The suggested vision for the master plan is based on research and data acquired from primary and secondary sources for the sectors encompassing demographic, economic physical and social infrastructure facilities. The vision is based on the concept to develop the master plan area in a planned way with adequate infrastructure and social amenities to focus future requirements in concord with ecological system.

10.1 Vision of the project area

The primary goal of master plan is to develop economic potential of the area with the development of infrastructure and other facilities in a sustainable and planned way.

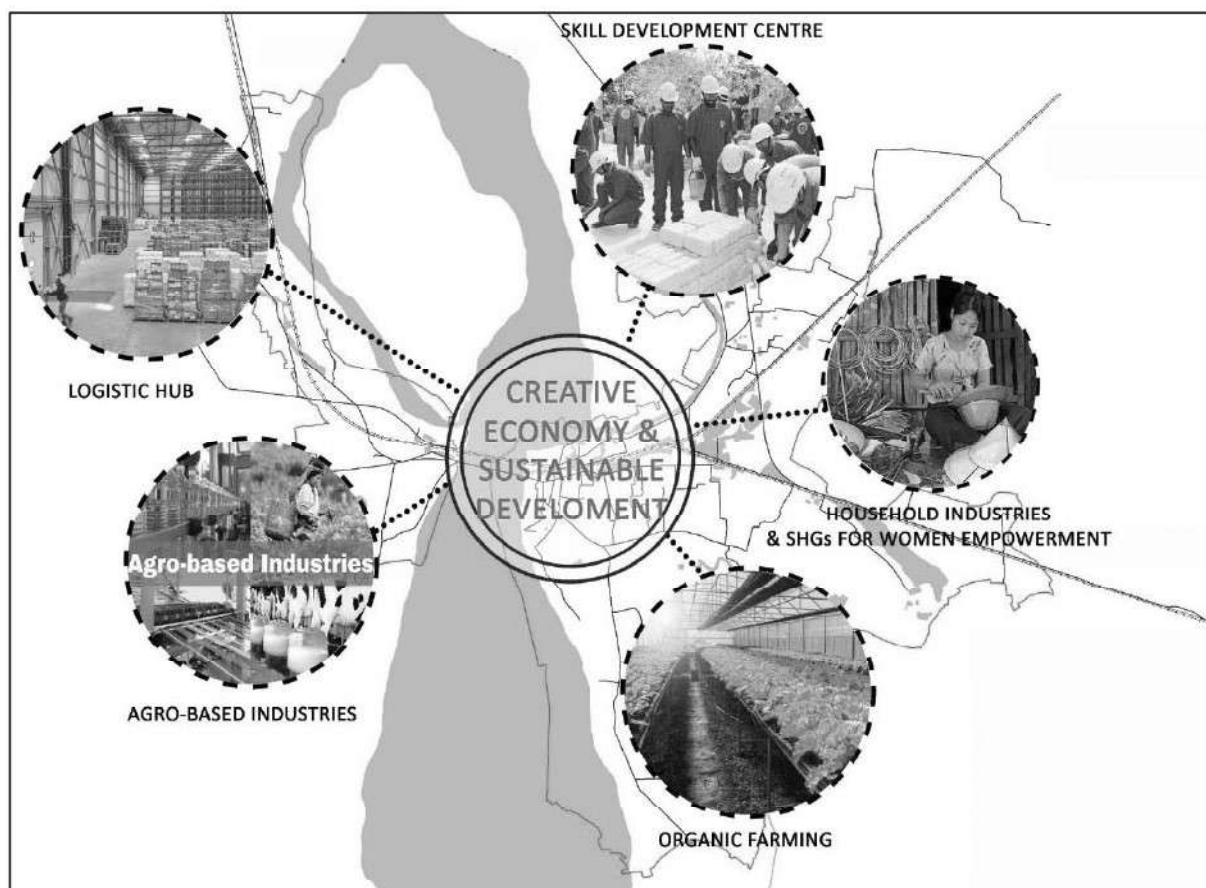


Fig. No. 10-1: Vision of Project area

The above figure highlights the various projects or proposal which can be developed in the master plan area to enhance the economic activity and increase the per capita income of the people. With increase in purchasing power, it will lead to upgradation of the living standards which will bring improved infrastructure services and facilities in the area. The projects put forth are in accordance with the factors that will increase

the economy, make the zone more robust and sustainable, and facilitate the provision of the necessary economic and infrastructure for people.

10.1.1 Development of Logistics Hub

The development of a logistics hub in the master plan area is one of the projects which can be introduced. The key driving factors for the same is the strategic location of the master plan area sharing borders with Bangladesh. Further, at present, import and exports of goods takes place like boulder and river sand which require regular transportation and storage services, and adequate rail and road to the district centre and West Bengal State border.

The logistics hub in the area will include activities like transportation, storage, and distribution from one place to another in order to maintain supply chain management and support regional export, import and industrial economies.

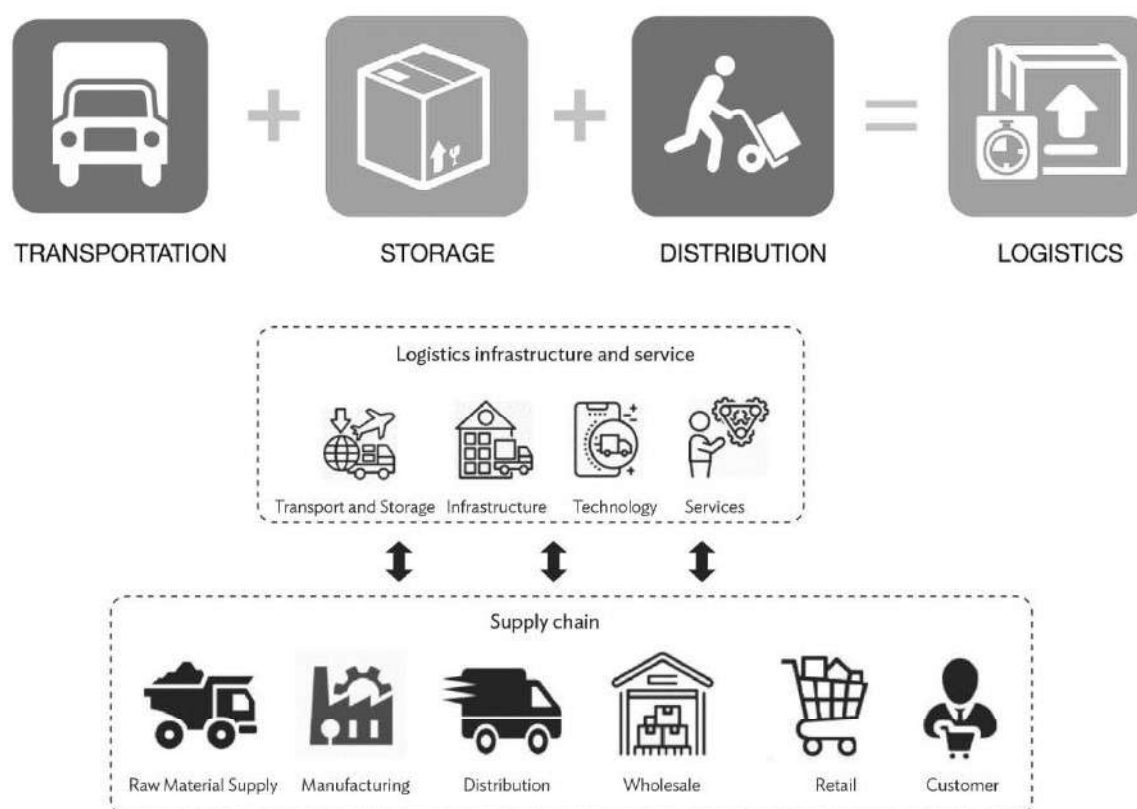


Fig. No. 10-2: Logistics infrastructure services

Multi-modal logistics hub is a centre or specific area designated to deal with activities related to transportation, organization, separation, coordination, and distribution of goods for national and international transit, on a commercial basis by various operators. Area Requirement for Multi Model Logistic Hub is 0.2-1.2 sq. km.

The objectives of developing a Logistics Hub are as follows:

- To improve efficiency of operations of existing import and exports in the region through provision of improved logistics movement as well as to improve the attractiveness of the region as an investment destination for various categories of industries and also warehousing and logistics operators.
- To offer a one-stop destination to freight companies and customers. The facility will go beyond just standard container handling activities and will provide various value-added services.
- To tap the potential traffic (existing and upcoming) that are bound to revolutionize rail-based freight movement with hi-end operational features of faster dedicated and high-capacity freight trains.
- To serve as a world-class nodal facility that provides for efficient storage/transitioning of goods (to/from).



Fig. No. 10-3: Proposal for Logistic Hub

10.1.2 Setting up New Agro Processing Industries

In a classified manner, the master plan area will also concentrate on the growth and establishment of new agro based industries. Agriculture is a key activity in master plan area. Establishment of small and medium scale Agro-based industries may grow a region's economy and also generate employment to landless agricultural labourers and unemployed population from rural areas.

Some examples of Agro-based industries may be developed including food processing industries such as:

- Mustard Oil and Floriculture can be practiced and perfume and other cosmetics can be made using these raw materials.
- Fruit (pulp (puree), juice concentrate, ready-to-drink juice, nectar, wine, jams, jellies, pickles, smoothies, chutney, canned slices, chips, leathers, and powder.),
- Wheat (snacks manufacturing and packaging) cosmetic industries using paddy (skin care and hair care products) and various products can be made from husk, bran and straw of paddy crop.
- Textile industries using jute and wool, the major manufactured products from jute fibre are: Yarn and twine, sacking, hessian, carpet backing cloth and as well as for other textile blends.
- Fresh water fishery development and in addition to fresh water fishes, prawns etc. farming preserving and packaging technology can be developed for sending the produce to different parts of the country

Honey Farming

- The science and art of managing honey bees called apiculture or beekeeping is a centuries-old tradition.
- It is recommended to place colonies at 3 per ha for Italian bee and 5 per ha for Indian bees. The colonies should have at least 5 to 6 frame strength of bees and with sealed brood and young mated queen. Should allow sufficient space for pollen and honey storage.
- Bee keeper is the approved course Domain Skilling in Skill Development Mission

Bamboo Business

Bamboo trees are present throughout the project area and these can be used as an earning source. Bamboo has many uses too. It is often used as a ground cover, a specimen plant, a hedge, a shade plant, concrete reinforcing, water pipes, fencing, and much, much more. That's why it's a cash crop just waiting to be grown. The various ways through which Bamboo Business can be done are:

- Direct Retail Sales: selling bamboo for landscaping directly to the public.
- Bamboo Products: products, such as privacy screens, garden art, water pipes, fencing, vases and parrot stands.
- Garden Centres and Landscapers: Selling bamboo trees to Landscapers and commercial gardeners often buy their plants in large quantities, and when they find a business

10.1.3 Shift from Conventional towards Ecological or Organic Farming

India is majorly into the development of agriculture and the environment. Organic farming combines both of them together. In organic farming, there is a use of bio products which is safe for the soil as well as the environment so both the objectives are achieved.

So organic farming is supported by the government as well in all aspects. In the economic development sector, it also plays a very important role. Food quality and safety are the primary concerns of Indian consumers today. The growing environmental and food safety concerns have created a significant demand for yield from green and sustainable cultivation methods.

Considering this, government and companies are prioritizing organic farming, which is one of the most effective ways to not only provide food security and improve farmer's livelihoods but also eliminate the use of harmful chemicals. An organic agricultural system promotes and enhances the health of the agro ecosystem, including biodiversity, biological cycles, and soil biological activities.

In the project area agriculture is prominent and currently conventional methods of farming is practiced. Farmers in the project area would need to be made aware of the importance and benefit of the organic farming further with the development of food processing industries and logistic hub it will aid the farmers in selling their crop produce

and increase their earning potential. Skill training centre proposed will be beneficial in training the farmers in detail in relation to organic farming and how it can be implemented first in small scale and then expanding it.

10.1.4 Development of Skill Training Centre for Increasing Employment

In today's world skill development in India is highly important. Lack of proper education and training restricts people from the opportunities for self-advancement by limiting their access to well-paid employment. Hence this prevents them from making an influential contribution to economic growth and from having opportunities in their lives to build a satisfying and healthy lifestyle.

It is clear that the youth and women in the villages have the ability to learn if they are given the opportunity for support. To this end we are furnishing them with a proper guidance, opportunities and encouragement to become independent and have a sustainable life. To boost employment in the rural community, there is a need to setup Skill Development Institute.

The project area has a low working population rate and population growth rate is low for the last decade majorly due to outmigration and with the development of skill centre people will be trained as per the requirement of the industry and would get employment in the nearby area or could also setup their own businesses. Following are some examples of common training programs which can be offered through skill development Centre:

- Sewing, stitching and tailoring
- Woodworking and carpentry training
- Jewellery designing courses
- Bike and car mechanic courses
- Home appliance repair technician training (air conditioning system, refrigerator, air cooler and washing machine repair)
- Mobile, laptop and computer repair training
- Shoemaking and repair training
- Soft toy making
- Pottery, ceramics and clay classes
- Beekeeping training

- Horticulture and cut flower courses training
- Pisciculture, Canning and Packaging training
- Plumbing, masonry and electrical training
- Bamboo Products training
- Welding training
- Accounting courses
- Medical lab technician courses
- Physiotherapy courses
- Training related to Agro Processing Industries

The main objectives of setting up of Skill Development Centre is:

- Improve productivity and creating sustainability to start a micro-entrepreneurship in the village.
- To create an opportunity in the community with various skill development courses and to link them to the market to generate ongoing income.
- Skill training not only provides skills in a particular area, but trains youths/women build and enhance networking, time management, communication skills.

10.1.5 Establishment of New Industries

In a classified manner, the master plan will also concentrate on the growth and establishment of new big and cottage industries. The master plan area has an advantage that it has ample vacant land, water body is also close by and raw materials required for small cottage industries is available locally. The various industries which can be established has been categorised as per the classification by Central Pollution Control Board into various colours based on the 'Range of Pollution Index '.

Category	Type of Industry
Red	Fertilizer, Pulp and Paper
Orange	Fish Processing and Packing, Brick Kiln
Green	Rice Mills, Facility of handling, storage and transportation of food grains in bulk
White	Fly ash bricks/ block manufacturing, Cotton and woolen hosiers making

From the above table it can be seen that these industries established will have a symbiotic relationship with the master plan area. As, some of the industries raw

material would be locally available and some of the products manufactured will be utilised locally and with the development of logistic hub and other developments established of these industries will lead to economic growth of the area.

Chapter 11. Disaster Management Plan

11.1 Need for Disaster Management

Golakganj falls under seismic zone v and is prone to earthquake, its effect upon people and its cost to counties, are primary inputs to analyze the temporal and geographical trends in the disaster impact. Disaster losses, provide the basis for identifying where, and to what extend the potentially negative outcomes embedded in the concept of risk is released. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a departing point for the application of disaster reducing matures.

Development cannot be suitable unless disaster mitigation is built into development process. Investment in the mitigation is more cost effective them expenditure on relief and rehabilitation, prevention and mitigation contribute to lasting improvement in safety and are essential to integrated disaster management. Disaster responds alone is not sufficient as it yields only temporary results at very high cost. So, emphasis must be on disaster prevention, mitigation and preparedness, which help in achieving objectively of vulnerability reduction. As per section 40 of Disaster Management Act-2005 that every department of the State Government shall prepare Disaster Management plan.

11.2 Plan objectives

The objectives of the district disaster management plan are:

- Disaster Management in the routine affairs of the department
- To provide technical and humanitarian assistance during disaster
- Promote and effective disaster of departmental responsibilities during disaster situations
- Ensuring safety of departmental infrastructure, human resource and other assets
- Ensuring safety of the beneficiaries and others
- Speedy restoration after disaster impact
- To conduct training and Capacity building for effective prevention, mitigation and respond for disaster.

11.3 Objectives of Departmental Disaster Management Plan

The objectives behind the preparation of the Departmental Disaster management plan by the Town & Country Planning, District Office, Golakganj:

- To mitigate impact of natural and manmade disasters through preparedness at the district/town level.
- To provide effective support and resources to all the concerned individuals, groups and departments in disasters.
- To disseminate factual information in a timely, accurate and tactful manner while maintaining necessary confidentiality.
- To develop immediate and long-term support plans for vulnerable areas during disasters,
- To have response system in place to face any eventuality related to disruption of urban infrastructure.
- To ensure active participation with the Government administration, communities, GOs and volunteers at the time of disasters.
- To equip the staff with the knowledge and skills for assessing delineating, strategies and delivering their roles in relation to risk mitigation, prevention and implementation of effective response to the extreme events.
- To enable understanding on the integration of Climatic Change Adaptation (CCA), Disaster Risk Reduction (DRR) and sustainable developments and their associated impacts and challenges in providing infrastructural support to the rescue and rehabilitation team.
- To ensure that, standard code of practices such as National Building Code (NBC), Bureau of Indian Standard (BIS) code, Seismic codes etc. are followed by the department for design and construction of infrastructure to minimizing the effects for disasters.

11.4 Disaster Management Cycle

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

Pre disaster activities:

1. Policy development and national, State, District, local level disaster organization formation
2. Vulnerability and capacity assessment
3. Prevention and mitigation
4. Preparedness, planning and training

Emergency activities:

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue.
3. Emergency assistance (relief) — food, water, shelter, medical aid

Post disaster activities:

1. Repair and restoration of life lines (power, telecommunications, water supply, transportation)
2. Reconstruction and rehabilitation.

11.5 Main tasks of the department and possibilities of integration of related disaster management aspects

The primary responsibilities/activities of Town & Country Planning, District Office, Golakganj is to prepare Master Plan for the urban areas of the district. While preparing the Master Plan a few sub-urban areas are also included in the Master Plan to cope up with the increased population load. Very recently it has been decided to incorporate the physical maps like Land use Plan, Zoning Plan, Transportation Plan, etc. In GIS platform. It has also been decided to make the Master Plan more comprehensive and useful in the field of drainage too and accordingly decided to club Physical Master Plan and Drainage Master Plan together.

Some of the important tasks under this department are as follows:

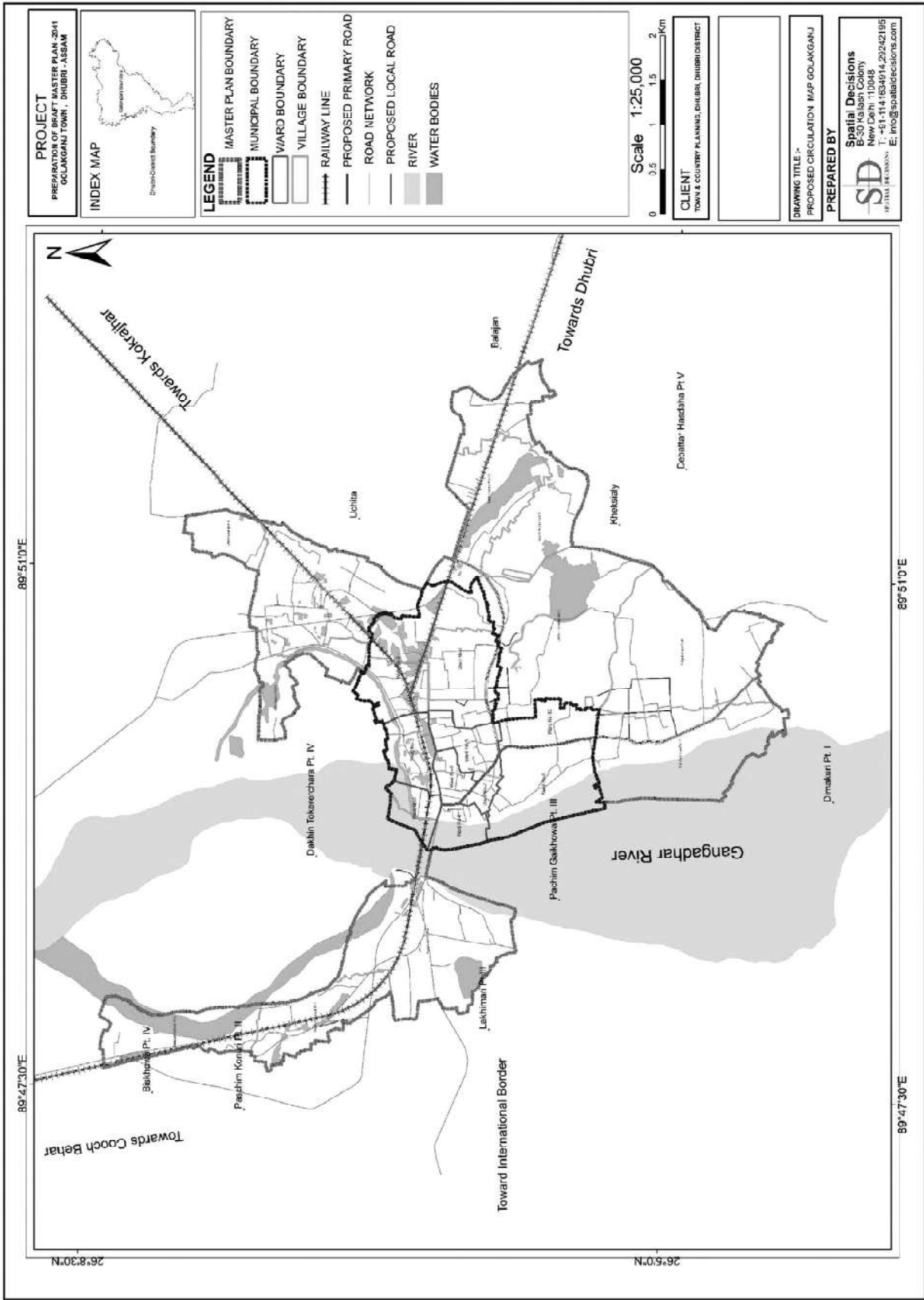
i) Implementation of Master Plan:

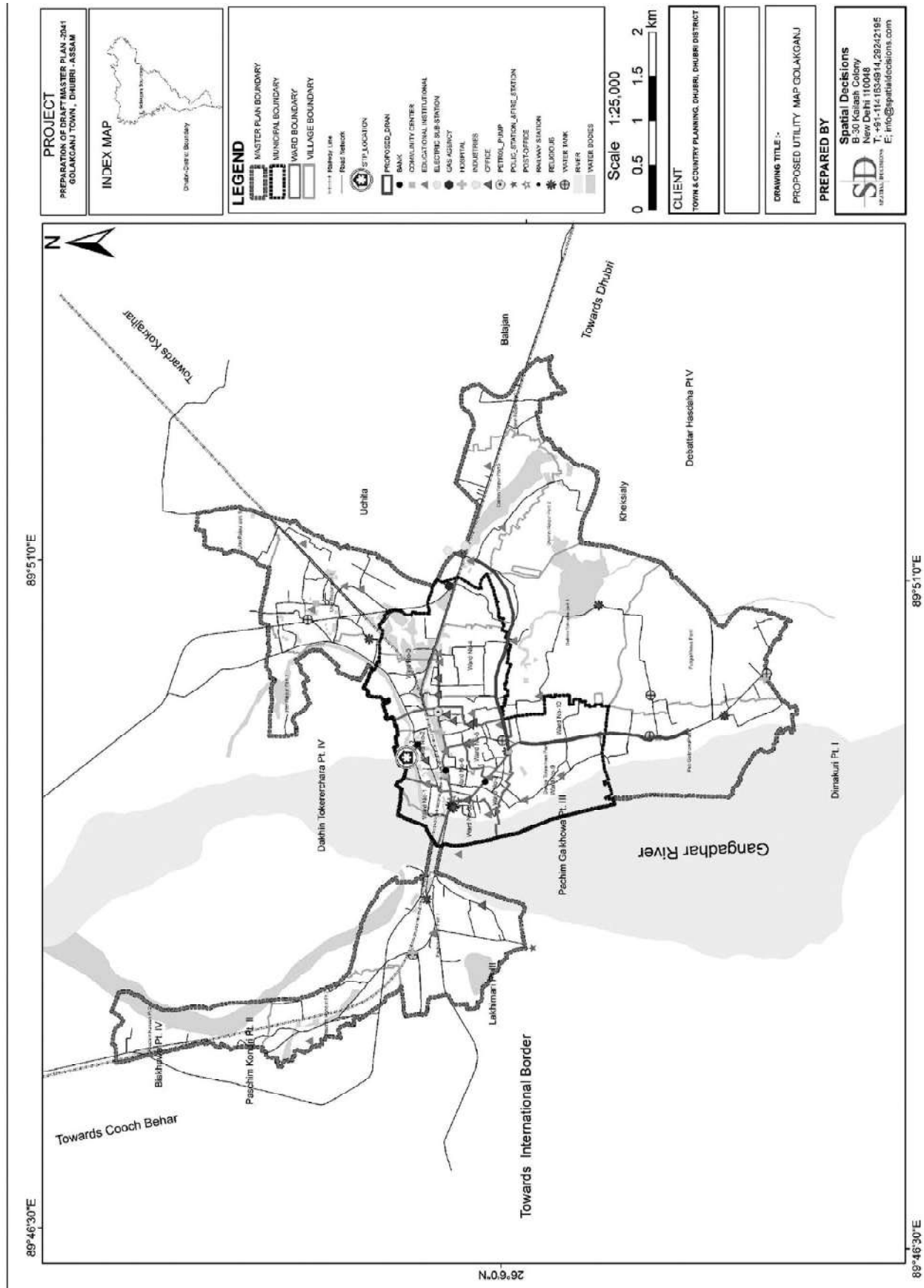
It is the responsibility of this Office to guide the growth of the urban areas of the district so that un-haphazard growth may not create chaos in future and the growth restricted within the Master Plan boundary. It provides technical guidance to

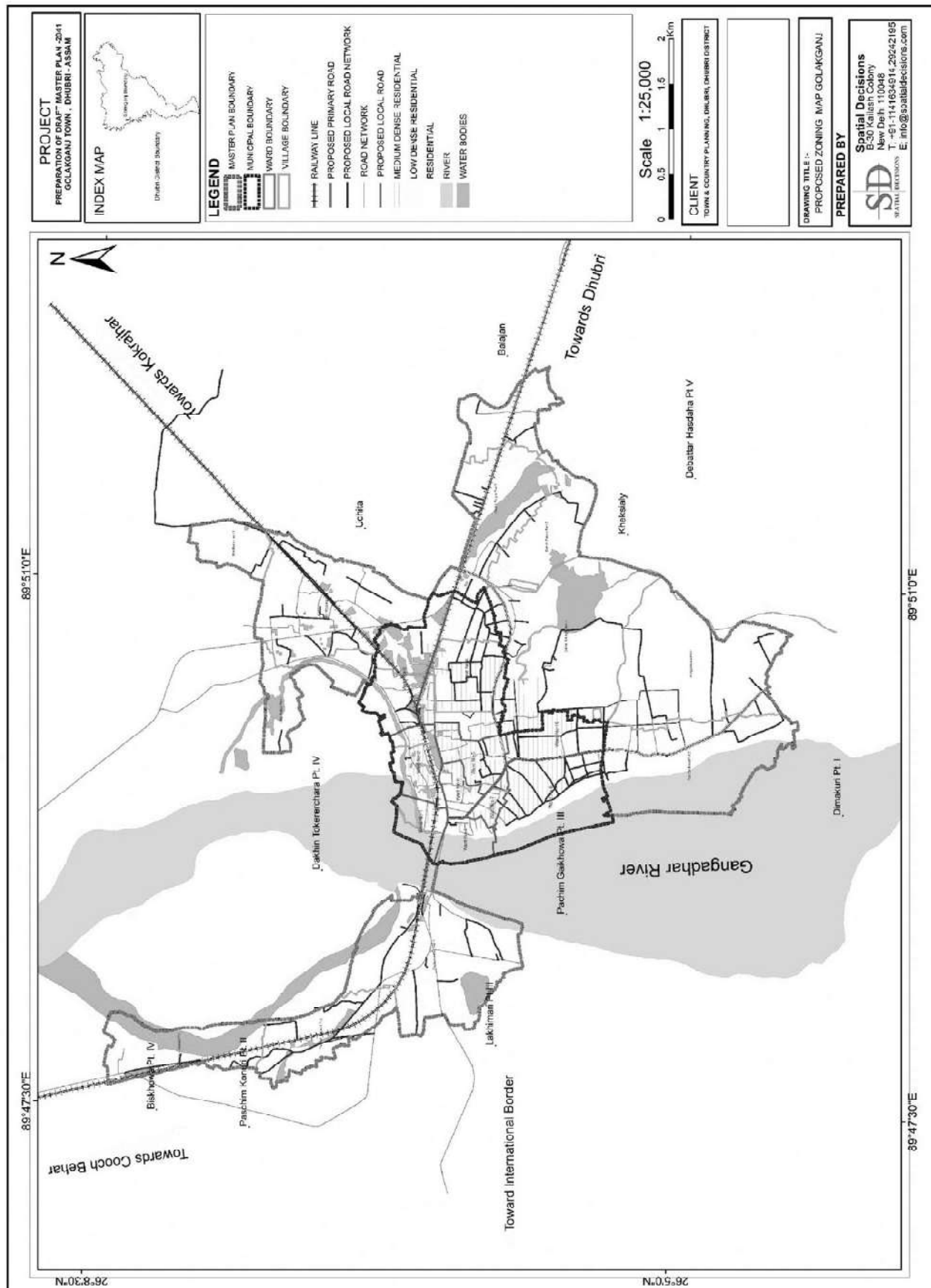
the Implementing Agency in every aspect related with Implementation of Master Plan.

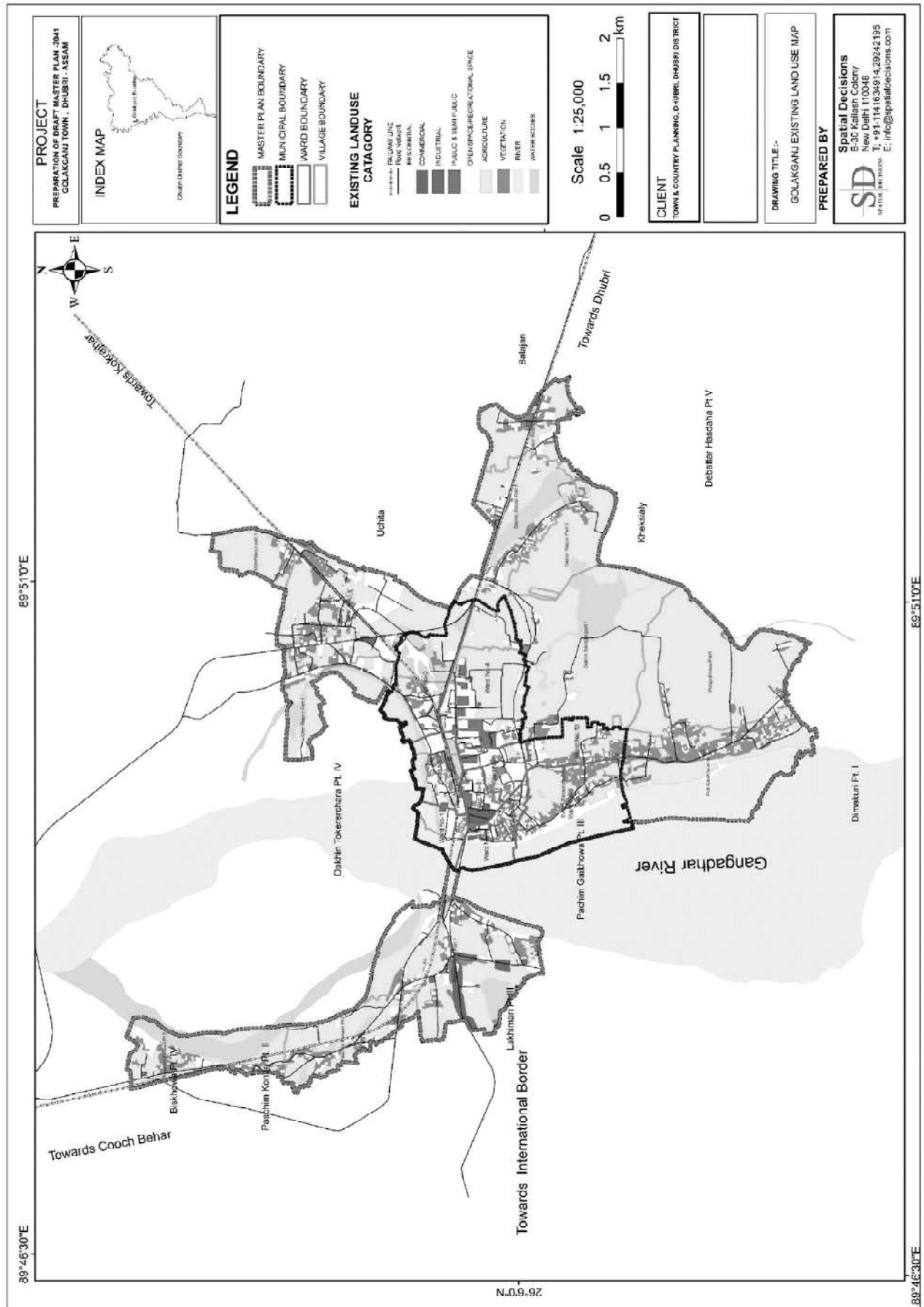
ii) Enforcement of Zoning Regulations

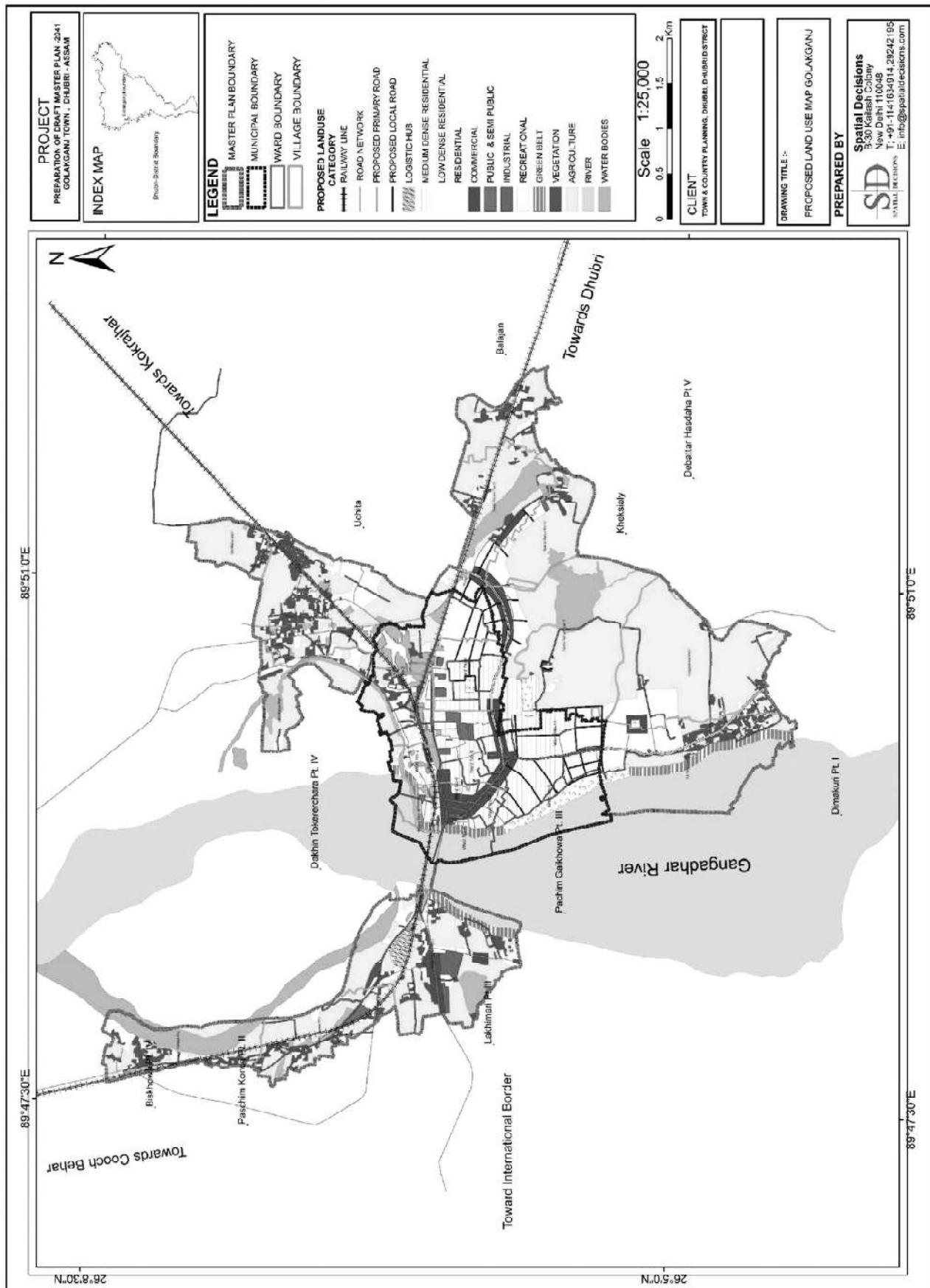
It is the task of this office to enforce Zoning, Regulations within the Master Plan Boundary and the town boundary as the case may be, by scrutinising land sale and building permission applications on the basis of Proposed Zoning Plan. The cooperation from the implementing agencies like Golakganj Development Authority and Golakganj Municipal Board in the district are highly essential in exercising this role. Presently though scrutiny of land transferred and building permission applications are to be done by the district office T&CP, in the Golakganj district the application are not enrooted through T&CP office and till date no action has been taken by the ULBs to implement the zoning regulation and Assam Notified Urban Areas (other than Guwahati) Building Rules, 2014. Due to non-implementation of the Assam Notified Urban Areas (other than Guwahati) Building Rules, 2014 by the ULBs the vary purpose of safety against manmade disaster could not be obtained.











12.2 Traffic Survey Data

➤ Point-1 Golaganj Town Entry Point

S.No.	Time	Direction	Fast Moving										Slow Moving				Total Vehicles	Total PCUs
			Two-Wheeler	Car	Van/ pick-up	Small Lorry	Big Lorry	Bus /coach	Tractor	Auto	Total Vehicle	Total PCUs	E- Rickshaw	Rickshaw	Bicycle	Total Vehicle	Total PCUs	
			0.75	1	1	1.4	2.2	2.2	4	1.2			1.2	1.5	0.5			
1	9:00-10:00	PCU																
		A	49	34	3	26	11	6	0	0	129	148	10	0	7	17	16	146
		B	59	35	8	22	15	12	0	4	155	182	17	5	4	26	30	181
		C	24	6	0	0	0	0	0	0	30	24	20	0	6	26	27	56
		D	99	16	13	0	2	0	1	23	154	139	80	0	15	95	104	249
2	10:00-11:00	E	74	13	5	0	6	0	0	21	119	112	43	0	10	53	57	172
		F	17	3	2	0	0	0	0	1	23	19	29	0	3	32	36	55
		A	25	8	11	12	6	5	0	4	71	84	10	2	21	33	26	104
		B	31	17	13	13	14	3	0	2	93	111	11	0	24	35	25	128
		C	5	2	0	0	0	0	0	0	7	5	20	1	12	33	32	40
3	11:00-12:00	D	77	31	3	0	2	0	0	38	151	142	57	0	11	58	74	219
		E	64	30	13	6	0	0	1	45	159	157	55	0	18	73	75	232
		F	26	6	2	0	0	0	0	6	40	35	23	0	6	29	31	69
		A	60	36	4	28	20	8	0	0	156	186	8	0	12	20	16	176
		B	68	36	4	20	20	20	0	8	176	217	16	8	0	24	31	200
4	12:00-13:00	C	28	4	0	0	0	0	0	0	32	25	24	0	0	24	29	56
		D	112	20	12	0	0	0	0	32	176	154	88	0	24	112	118	288
		E	88	20	0	0	8	0	0	28	144	137	48	0	12	50	64	204
		F	0	0	4	0	0	0	0	0	4	4	32	0	4	36	40	44
		A	32	6	14	2	6	2	0	8	70	74	20	2	12	34	33	104
5	13:00-14:00	B	20	22	16	14	20	2	0	0	94	121	30	0	22	52	47	146
		C	2	4	0	0	0	0	0	0	6	5	32	0	12	44	44	50
		D	88	28	12	2	6	0	0	20	156	146	80	0	14	94	103	250
		E	44	14	4	0	0	0	0	28	90	85	14	0	10	24	22	114
		F	10	12	0	0	0	0	0	4	26	24	76	0	0	76	91	102
6	14:00-15:00	A	30	12	16	16	2	4	0	6	86	93	8	2	18	28	22	114
		B	28	20	14	14	14	2	0	2	94	112	12	0	26	38	27	132
		C	5	2	0	0	0	0	0	0	8	7	22	0	16	38	34	46
		D	106	30	2	0	4	0	0	40	182	168	52	0	18	70	71	252
		E	80	32	24	0	0	0	2	54	192	189	50	0	14	54	67	256
		F	36	0	4	0	0	0	0	2	42	33	26	0	10	36	36	78
		A	20	4	6	8	10	6	0	2	56	74	12	2	24	38	29	94
		B	34	14	12	12	14	4	0	2	92	110	10	0	22	32	23	124
		C	4	2	0	0	0	0	0	0	6	5	18	2	8	28	29	34
		D	48	32	4	0	0	0	0	36	120	115	62	0	4	56	76	186

➤ Point-2 Golakganj Market Area Cross section – Section A

S.No.	Time	Direction	Fast Moving										Slow Moving				Total Vehicles	Total PCUs
			Two-Wheeler	Car	Van/ Pick-up	Small Lorry	Big Lorry	Bus /coach	Tractor	Auto	Total Vehicle	Total PCUs	E. Rickshaw	Rickshaw	Bicycle	Total Vehicle	Total PCUs	
			0.75	1	1	1.4	2.2	2.2	4	1.2			1.2	1.5	0.5			
1	9:00-10:00	A	50	13	2	2	2	0	0	4	73	65	70	0	20	90	94	159
		B	61	17	1	2	2	0	0	2	85	73	85	1	29	115	118	191
		C	25	0	0	0	0	0	0	0	25	19	12	1	23	36	27	45
		D	32	0	0	0	0	0	0	0	32	24	14	2	21	37	30	54
2	10:00-11:00	A	67	14	3	0	2	0	0	5	91	78	57	1	14	72	77	155
		B	83	19	3	0	2	0	0	1	108	90	83	0	26	109	113	202
		C	20	0	0	0	0	0	0	0	20	15	10	1	21	32	23	38
		D	25	0	0	0	0	0	0	0	25	19	13	1	26	40	30	49
3	11:00-12:00	A	61	7	1	2	0	0	0	5	76	63	67	1	22	90	93	155
		B	72	12	4	2	0	0	0	3	93	76	80	1	39	120	117	193
		C	25	0	0	0	0	0	0	0	25	19	10	0	20	30	22	41
		D	33	0	0	0	0	0	0	0	33	25	13	1	27	41	31	55
4	12:00-13:00	A	56	20	4	0	4	0	0	4	88	80	60	0	12	72	78	158
		B	72	24	0	0	4	0	0	0	100	87	88	0	16	104	114	200
		C	20	0	0	0	0	0	0	0	20	15	12	1	24	37	28	43
		D	24	0	0	0	0	0	0	0	24	18	14	2	20	36	30	48
5	13:00-14:00	A	78	8	2	0	0	0	0	6	94	76	54	2	16	72	76	152
		B	94	14	6	0	0	0	0	2	116	93	78	0	36	114	112	205
		C	20	0	0	0	0	0	0	0	20	15	8	0	18	26	19	34
		D	26	0	0	0	0	0	0	0	26	20	12	0	32	44	30	50
6	14:00-15:00	A	59	14	3	1	2	0	0	5	82	71	64	1	17	81	85	157
		B	72	18	2	1	2	0	0	2	97	82	84	1	28	112	115	197
		C	23	0	0	0	0	0	0	0	23	17	11	1	22	34	25	42
		D	29	0	0	0	0	0	0	0	29	21	14	2	24	39	30	52
7	15:00-16:00	A	44	6	0	4	0	0	0	4	58	49	80	0	28	108	110	159
		B	50	10	2	4	0	0	0	4	70	60	82	2	42	126	122	182
		C	30	0	0	0	0	0	0	0	30	23	12	0	22	34	25	48
		D	40	0	0	0	0	0	0	0	40	30	14	2	22	38	31	61

S.No.	Time	Direction	Fast Moving							Slow Moving				Total Vehicles	Total PCUs				
			Two-Wheeler	Car	Van/ Pick-up	Small Lorry	Big Lorry	Bus /coach	Tractor	Auto	Total Vehicle	Total PCUs	E- Rickshaw			Rickshaw	Bicycle		
1	9:00-10:00	PCU	0.75	1	1	1.4	2.2	2.2	4	1.2			1.2	1.5	0.5				
			E	11	0	0	0	0	1	0	12	10	8	0	15	23	17	35	
			F	40	0	0	0	0	0	0	40	30	17	0	12	29	26.15	69	
			G	25	1	0	1	0	0	0	27	21	22	2	18	42	38	68	
			H	17	1	0	1	0	0	0	20	16	14	0	11	24	21	44	
			I	55	10	0	0	0	0	0	9	74	62	58	7	81	88	155	
			J	60	4	0	0	0	0	0	5	68	54	60	0	13	73	79	
			K	43	0	3	0	0	0	0	6	52	42	38	6	23	67	66	
2	10:00-11:00	PCU	L	54	3	6	0	0	0	10	72	61	15	1	21	36	28	108	
			E	17	0	0	0	0	0	2	0	19	19	15	0	7	21	21	40
			F	28	0	0	0	0	0	0	0	28	21	23	0	11	34	33	62
			G	27	2	0	3	0	0	0	0	32	26	42	2	17	61	62	92
			H	22	2	0	3	0	0	0	1	27	22	9	0	12	20	16	47
			I	68	6	0	0	0	0	0	3	77	60	53	5	25	83	83	160
			J	59	4	0	0	0	0	0	6	68	54	60	0	15	75	80	143
			K	40	0	1	0	0	0	0	2	43	33	33	2	21	56	53	98
3	11:00-12:00	PCU	L	41	1	2	0	0	0	5	48	39	12	2	22	35	27	83	
			E	17	0	0	0	0	0	1	0	19	18	15	0	9	24	22	43
			F	43	0	0	0	0	0	0	0	43	32	31	0	15	45	44	88
			G	47	1	0	3	0	0	0	0	51	40	47	3	21	71	71	121
			H	27	1	0	3	0	0	0	1	32	27	19	0	11	29	28	61
			I	89	4	1	0	0	0	3	3	100	86	68	3	37	108	104	208
			J	76	7	1	0	0	0	0	9	93	76	91	0	15	107	117	200
			K	45	1	0	0	0	0	0	0	47	35	43	0	28	71	65	117
4	12:00-13:00	PCU	L	49	4	1	0	0	0	1	8	64	57	13	1	36	51	36	115
			E	14	0	0	0	0	0	1	0	15	15	11	0	11	22	19	37
			F	34	0	0	0	0	0	0	0	34	26	20	0	11	31	30	65
			G	26	1	0	2	0	0	0	0	29	23	32	2	17	51	50	80
			H	19	1	0	2	0	0	0	1	23	19	11	0	11	22	19	45
			I	61	8	0	0	0	0	0	6	75	61	55	6	21	82	86	157
			J	59	4	0	0	0	0	0	5	68	54	60	0	14	74	79	142
			K	41	0	2	0	0	0	0	4	47	38	35	4	22	61	59	108
5	13:00-14:00	PCU	L	47	2	4	0	0	0	7	60	50	13	1	21	35	28	95	77
			E	20	0	0	0	0	0	2									

S.No.	Time	Direction	Fast Moving										Slow Moving					Total Vehicles	Total PCUs
			Two-Wheeler	Car	Van/ Pick-up	Small Lorry	Big Lorry	Bus /coach	Tractor	Auto	Total Vehicle	Total PCUs	E- Rickshaw	Rickshaw	Bicycle	Total Vehicle	Total PCUs		
1	9:00-10:00	PCU	0.75	1	1	1.4	2.2	2.2	4	1.2	Total Vehicle	Total PCUs	1.2	1.5	0.5				
			A	11	1	3	0	0	1	5	110	93	107	1	26	134	143	244	236
			B	10	0	0	0	0	0	2	141	109	131	2	40	173	180	314	289
			C	11	1	0	0	0	0	5	67	56	53	0	26	79	77	146	132
			D	10	0	0	0	0	0	0	65	51	67	1	17	85	90	150	142
			E	7	0	0	0	0	0	9	54	46	80	5	21	106	114	160	160
			F	3	1	0	0	0	0	4	44	36	32	1	17	50	48	94	84
2	10:00-11:00	PCU	A	10	1	3	2	0	1	6	134	114	102	1	29	132	138	266	252
			B	9	0	0	0	8	0	0	166	138	114	2	51	167	165	333	304
			C	3	2	0	0	0	0	0	52	40	64	0	20	84	87	136	127
			D	13	10	0	0	1	0	0	61	53	62	1	6	69	79	130	132
			E	8	10	0	0	0	0	4	51	45	90	5	17	112	124	163	169
			F	8	8	0	0	1	0	1	72	63	32	1	17	50	48	122	112
			A	10	2	6	0	0	0	4	128	105	106	2	16	124	138	252	243
3	11:00-12:00	PCU	B	10	0	0	0	0	0	176	135	140	4	56	200	202	376	337	
			C	0	2	0	0	0	0	0	30	23	30	0	20	50	46	80	69
			D	4	0	0	0	0	0	0	42	33	74	2	8	84	96	126	128
			E	4	0	0	0	0	0	8	48	41	122	10	22	154	172	202	213
			F	0	2	0	0	0	0	2	30	24	26	2	14	42	41	72	65
			A	16	6	0	0	0	0	2	134	107	118	0	48	166	166	300	273
			B	18	4	0	0	2	0	0	134	109	152	0	64	216	214	350	323
4	12:00-13:00	PCU	C	0	4	0	0	0	0	3	35	29	35	0	16	51	50	86	79
			D	4	0	0	0	4	0	0	52	46	60	8	24	92	96	144	142
			E	8	0	0	0	0	0	0	32	26	68	8	24	100	106	132	132
			F	4	0	0	0	0	0	0	56	43	16	4	8	28	29	84	72
			A	12	0	0	0	0	2	6	92	81	108	0	36	144	148	236	229
			B	10	0	0	0	0	0	4	106	84	122	0	24	146	158	252	242
			C	22	0	0	0	0	0	10	104	88	76	0	32	108	107	212	195
5	13:00-14:00	PCU	D	16	0	0	0	0	0	88	70	60	0	26	85	85	174	155	
			E	10	0	0	0	0	0	10	60	52	38	0	20	58	56	118	108
			F	6	0	0	0	0	0	6	58	48	38	0	20	58	56	116	103
			A	4	0	12	4	0	0	8	128	114	144	0	44	188	195	3	

7

12.3 Proposal for Development of Logistics Hub



